

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Prnt	North	East	Prnt	North	East
30	563403.699816	1377679.925930	30	171725.791173	419917.6013015
144	563678.974902	1377721.760901	144	171808.475925	419930.435064
3000	563678.030143	1377671.570020	3000	171809.651047	419915.135811
3016	563439.139520	1377496.599324	3016	171736.593199	419861.003198
3017	563654.065204	1377571.664959	3017	171802.346543	419884.603249
3018	563659.710054	1377571.953921	3018	171803.025670	419884.771325
3019	563663.107838	1377598.395729	3019	171810.979275	419892.030804
3106	563179.412693	1377765.07040	3106	171657.428321	419943.005348
3107	563167.004421	1377751.600333	3107	171660.010509	419939.527703
3110	563282.197489	1377592.439621	3106	171688.750917	419891.019645
3111	563361.655198	1377442.415105	3107	171712.977675	419845.292080
4135	563305.190733	1377811.170611	4135	171720.149593	419957.607199

Curve Data Tabulation					
Prnt-Prnt	Radius	Arc	Delta	Tangent	Chord Bearing & Distance
3000-144	1464.64'	50.34'	01°50'10"	25.17'	S05°36'20"E 50.34'
3016-3017	420.00'	231.33'	31°33'26"	118.60'	N19°11'11"E 228.41'

Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
45	16,213 Sq.Ft.	1,749 Sq.Ft.	14,464 Sq.Ft.
46	17,359 Sq.Ft.	2,023 Sq.Ft.	15,336 Sq.Ft.

Private Noise Mitigation And Maintenance Easement	
Symbol	Bearing & Distance
	N03°24'20"E 10.00'
	S06°35'32"E 68.80'
	S23°37'16"W 0.99'
	S08°47'39"W 9.11'
	N06°35'32"W 67.07'

The Requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 8/14/03
 Terrell A. Fisher, L.S. #10692 Date
 (Registered Land Surveyor)

Brian Boy 8/14/03
 Brian Boy Date
 Cornerstone Holdings, L.L.C. (Owner)

Reservation Of Public Utility Easements

Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities, Located In, On, Over, And Through Lots 42 Thru 47. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.

This subdivision is subject to Section 10-122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 10/2/2000 ON WHICH DATE DEVELOPER AGREEMENT 14-3794-D WAS FILED AND ACCEPTED.

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,070 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED:	2,070 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000 Ac.
TOTAL AREA TO BE RECORDED:	2,070 Ac.

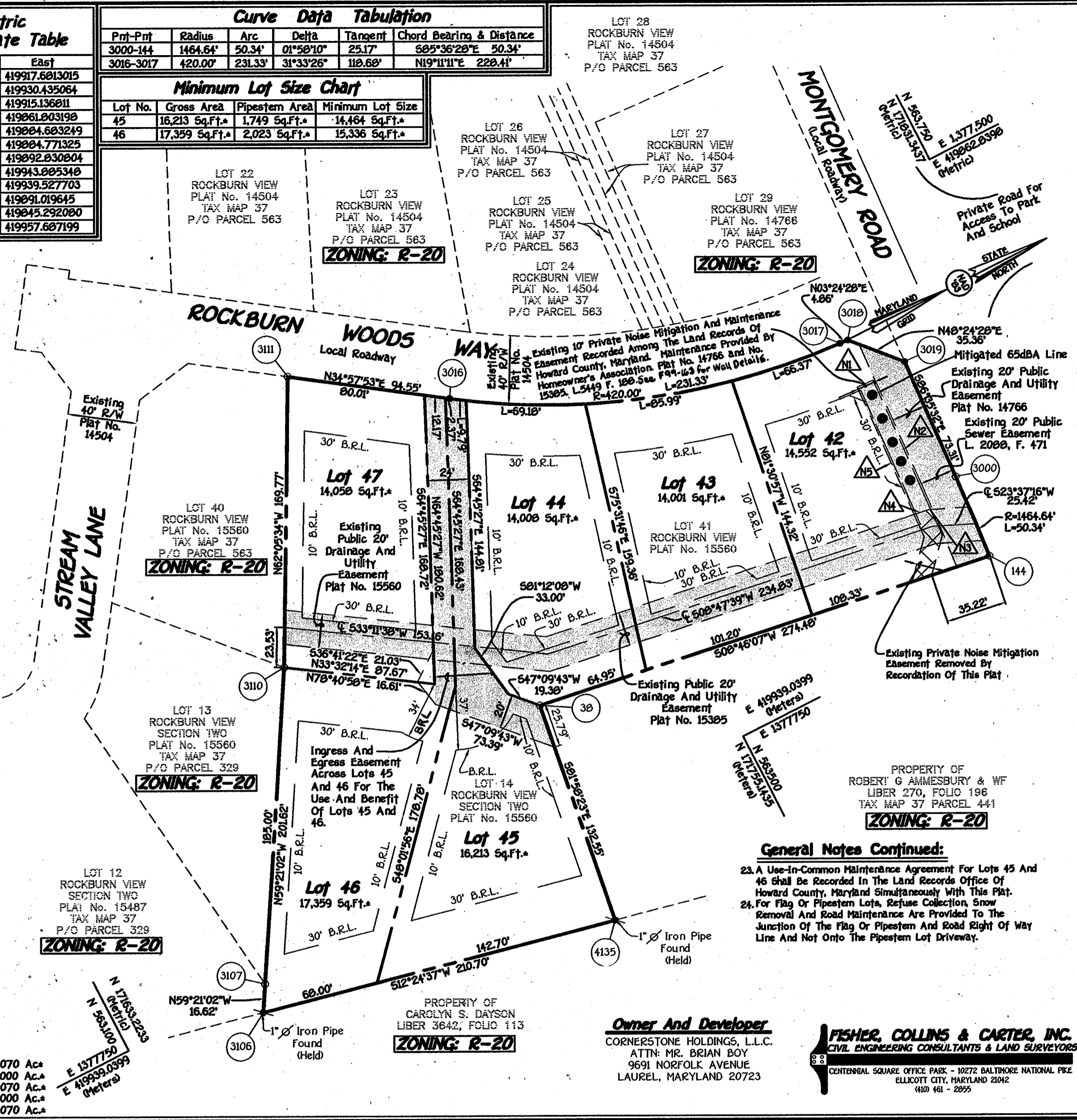
APPROVED: For Public Water And Public Sewerage Systems.
 Howard County Health Department.

Penny Brewster 9/9/03
 Penny Brewster, M.D. Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

Mark D. Leigh 8/29/03
 Mark D. Leigh Date
 Chief, Development Engineering Division

Brian Boy 9/14/03
 Brian Boy Date
 Director



OWNER'S CERTIFICATE

Cornerstone Holdings, L.L.C., A Maryland Limited Liability Company, By Brian Boy, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of August, 2003.

Brian Boy
 Brian Boy
 Cornerstone Holdings, L.L.C.
 By: Brian Boy

Mark D. Leigh
 Mark D. Leigh
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) Part Of The Lands Conveyed By Robert J. Wertz And Patricia V. Wertz To Cornerstone Holdings, L.L.C. By Deed Dated May 18, 2000 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5096 At Folio 8; (2) Part Of The Lands Conveyed By Francis J. Michael And Eleanor A. Michael, His Wife To Cornerstone Holdings, L.L.C., By Deed Dated May 30, 2000 And Recorded Among The Aforesaid Land Records In Liber 5104 At Folio 121, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 8/14/03
 Terrell A. Fisher, L.S. #10692 Date
 Surveyor No. 10692

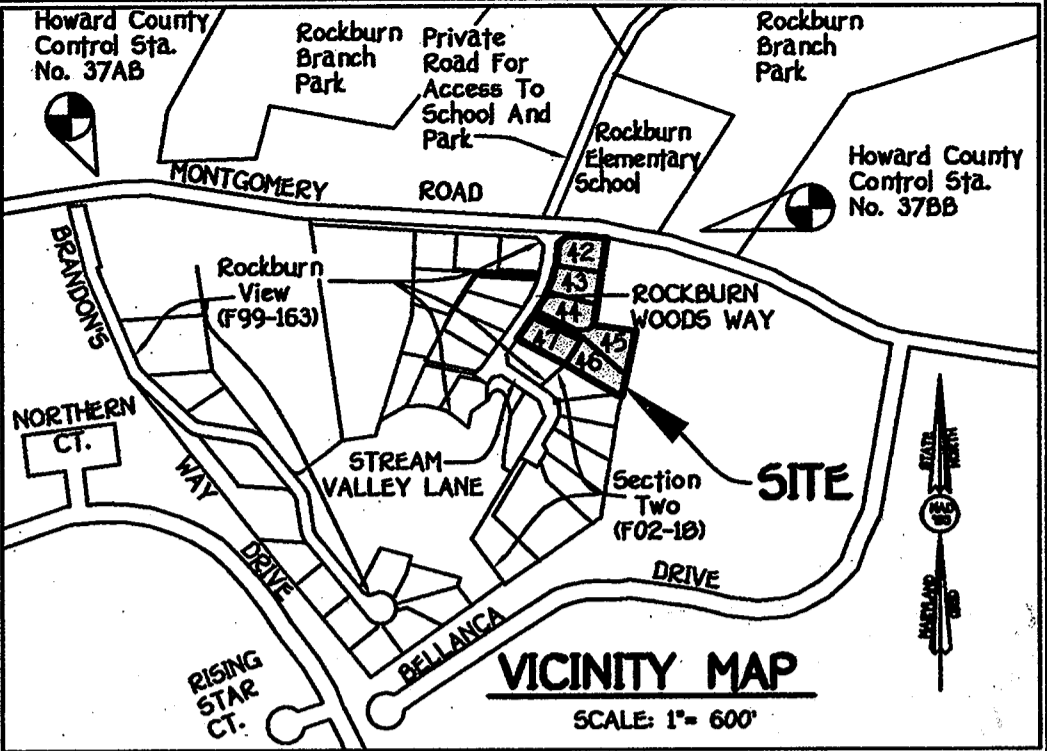
RECORDED AS PLAT No. 16178 ON 9-17-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ROCKBURN VIEW, SEC. TWO
Lots 42 Thru 47
 (A Resubdivision Of Lot 14, Rockburn View, Section Two - Plat No. 15560 And Lot 41, Rockburn View - Plat No. 15560)

Zoning: R-20

Tax Map No. 37 Part Of Parcel Nos. 563 And 329 Grid 4
 First Election District Howard County, Maryland

Scale: 1" = 50'
 Date: August 13, 2003
 Sheet 1 of 1
 F03-69



- General Notes:**
- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 37BA And No. 37BB.
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 1929 By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (4 Feet Servicing More Than One Residence)
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1/2" Minimum
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces
 - Structure Clearances - Minimum 12 Feet
 - Maintenance - Sufficient To Insure All Weather Use.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 - Existing Dwelling/Structures Located On Lot 44 (Formerly 41) To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - The Existing Dwelling Located On Lots 45 And 46 (Formerly Lot 14) To Be Removed.
 - Plat Subject To Prior Department Of Planning File Nos. 597-06, P90-16, F99-163, F01-169, (Rockburn View), 599-10, P01-10, F02-10 (Rockburn View, Section 2) And F03-16 (Rockburn View And Rockburn View Section Two).
 - Articles Of Incorporation Of The Rockburn View Homeowners' Association, Inc. Filed With The Maryland State Department Of Assessments And Taxation On September 7, 2000 As Account No. D 0596250L Declaration Of Covenants, Conditions And Restrictions And By Laws For Rockburn View Dated September 6, 2002 Are Recorded In Liber 5243 At Folio 39 And Liber 5243 At Folio 59 Respectively. First Amendment Recorded In Liber 5456 At Folio 47B. Second Amendment Recorded In Liber 5499 At Folio 10B. Third Amendment Recorded In Liber 6030 At Folio 42B.
 - Storm Water Management For Rockburn View (F99-163) Will Be Provided By Detention Method And Will Be Located On Open Space Lot 7 as shown on Plat No. 15306, "Rockburn View, Section 2" (F02-10). Water Quality Is Provided By Retention And Shallow Marsh.
 - The Forest Conservation Obligation Is Provided Under Developers' Agreement For F99-163 (Rockburn View) And F02-10 (Rockburn View, Section 2).
 - ● ● The 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Noise Levels Established By The US Department Of Housing And Urban Development.
 - This Plat Conforms With The Fifth Edition Of The Subdivision And Land Development Regulations.
 - Open Space Obligations For This Submittal Are Provided In Rockburn View, Lots 4 Thru 35 (F99-163) And Rockburn View, Section Two, Lots 1 Thru 0 (F02-10) And Are Based On A Minimum Lot Size Of 14,000 Square Feet.
 - Perimeter Landscaping For This Resubdivision Plat Was Provided Under Rockburn View, Section Two, F99-163.
- General Notes Continued:**
- A Use-In-Common Maintenance Agreement For Lots 45 And 46 Shall Be Recorded In The Land Records Office Of Howard County, Maryland Simultaneously With This Plat.
 - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right Of Way Line And Not Onto The Pipestem Lot Driveway.

PURPOSE NOTE: The Purpose Of This Plat Is To Resubdivide Lot 41 Of Rockburn View (F03-16) And Lot 14 Of Rockburn View, Section Two (F03-16) To Create Six (6) Buildable Lots (Lots 42 Thru 47 Rockburn View) And To Remove Part Of An Existing Private Noise Mitigation Easement On Lot 41.